

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14010 of the Archdiocese of Washington, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 to permit an addition to an existing high school in an R-2 District at premises 1001 Lawrence Street, N.W., (Square 3879, Lots, 22, 23, 27, and 13).

HEARING DATE: August 10, 1983
DECISION DATE: October 5, 1983

FINDINGS OF FACT:

1. The subject property is located on the southeast corner of the intersection of Tenth and Lawrence Streets, N.E. and is known as premises 1001 Lawrence Street, N.E. It is zoned R-2.
2. The site is generally rectangular in shape with a small intrusion at the southwest corner of the site. The site has a lot area of 38,250 square feet.
3. The site is presently improved with a three story plus basement brick institutional structure which has been occupied by the St. Anthony's High School, a co-educational private school with an enrollment of 300 students, for twenty-five years.
4. The applicant proposes to expand the existing school capacity from 300 to 400 students and increase the number of faculty from sixteen to twenty-one. The number of support staff is expected to remain at two.
5. The nature of the facility will be changed from a co-educational high school to an all-girls high school emphasizing career development.
6. The applicant proposes to construct a four story addition on the west side of the existing structure measuring approximately 110 feet by fifty feet in area and complying with all the area requirements of the Zoning Regulations. The proposed addition will contain classroom space for computer science labs, science-oriented courses, home economics classes, a library, music, art and drama classes, and a combined theater/cafeteria.

7. A private school, not including a trade school, and residences for teachers and staff, is permitted in an R-2 District with Board approval pursuant to Paragraph 3101.42, provided that:

- a. It is so located that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions; and
- b. Ample parking space, but not less than that required in Article 72 of the Regulations, is provided to accommodate the students, teachers, and visitors likely to come to the site by automobile.

8. To the north of the subject site, across Lawrence Street, is St. Anthony's Elementary School and Church, and the University of District of Columbia Street Academy. To the west and south are detached and semi-detached single family dwellings. To the east, in the C-1 District, is a C & P Telephone Company exchange building.

9. The UDC Street Academy located to the north of the subject site across Lawrence Street occupies the old Brookland Elementary School, which had a capacity for 600 students. The UDC Street Academy enrolls approximately 100 students representing a reduction of 500 students in the overall student density in the area.

10. No outdoor play area is provided on the subject site. Students are permitted to go outdoors on the parking lot only at lunch time.

11. The applicant expects the majority of the students at the subject facility to come from the Brookland area. However, students will be accepted for enrollment from the entire District of Columbia.

12. The site is convenient to public transportation available via Metro bus and the nearest subway station, Brookland/Catholic University.

13. At present, twelve of the fifteen faculty members drive to the site. Approximately one-third of the faculty will be nuns who will walk to the site from their convent, which is approximately two blocks from the subject site.

14. The only students permitted to drive to the school are seniors who have written permission from their parents. The average size of the senior class has been in the range of forty-seven to sixty seniors per year. During the 1982-83 academic year, the senior class had a total of forty-seven students, fifteen of whom drove to the subject

site. The applicant does not expect the size of the senior class to exceed eighty students in the future. No more than thirty of those students would drive to the subject site.

15. The applicant proposes to provide fifty-four on-site parking spaces as required by Article 72 of the Zoning Regulations. The parking area is located to the east and south of the structure and abuts the telephone exchange building to the east and the rear yard of a single family dwelling to the south.

16. Ingress and egress for the parking area will be provided from both Lawrence and 10th Streets.

17. The perimeter of the site will be enclosed with green vinyl-clad chainlink fencing and will be landscaped. The ownership of an unimproved 7.5 by 100 foot public alley located to the immediate south of the subject property was in doubt at the time of the public hearing. In response to concerns expressed by neighborhood property owners, the applicant proposed to landscape and maintain that property.

18. Advisory Neighborhood Commission 5-A, by letter dated August 3, 1983, and by testimony from a representative at the public hearing, supported the application subject to the condition that two entrances and exits to the parking area are provided.

19. The Office of Planning, by memorandum dated August 1, 1983, recommended approval of the application subject to the condition that landscaping be provided along the southern property line, 10th and Lawrence Streets. The Office of Planning was of the opinion that this proposal complies with the requirements of Paragraph 3101.42 and Sub-section 8207.2 of the Zoning Regulations. The Board concurs with Office of Planning's recommendation.

20. The owner of property located at 3316 10th Street, N.E., appeared at the public hearing to express his concerns regarding the traffic pattern on the site and an increase in the number of vehicles coming to the site. By testimony at the public hearing and by letter dated September 21, 1983, that property owner indicated that he had no objection to the project so long as the applicant provided two driveways and traffic circulation as proposed.

21. In light of the issues raised at the public hearing regarding traffic patterns and the concerns of the Board regarding the removal of several mature trees from the area proposed for parking, the Board requested the submission of supplemental materials to the record to clarify the impacts of the proposal on the immediate area.

22. In response to the Board's request, the Office of Planning referred the application to the D.C. Department of Transportation. By memorandum dated September 6, 1983, the Department of Transportation reported that the proposal would have a negligible transportation impact on the neighboring area. The Board so finds.

23. The applicant submitted a site plan, a landscaping plan, a sketch of the landscaping treatment of the 7.5 foot public alley area to the south of the site, and a rendering of the proposed project in response to the Board's request. The Board finds that the traffic patterns and parking layout shown on the site plan and the landscaping treatment proposed are adequate to alleviate the Board's concerns.

CONCLUSIONS OF LAW AND OPINION:

Based on the findings of fact and the evidence of record, the Board concludes that the applicant is seeking a special exception, the granting of which requires substantial evidence that the applicant has complied with the requirements of Paragraph 3101.42 and Sub-section 8207.2 of the Zoning Regulations. The Board concludes that the proposed use complies with the requirements of Paragraph 3101.42 of the Zoning Regulations in that its location and its program is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions. The Board further concludes that the site has ample space for parking to accommodate the students, teachers and visitors likely to come to the site by automobile. The Board further concludes that the special exception can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map and that it will not affect adversely the use of neighboring property. The Board concludes that it has accorded to the ANC the "great weight" to which it is entitled. Accordingly, it is ORDERED that the application is GRANTED subject to the following CONDITIONS:

- a. The landscaping and site plan shall be in accordance with the plan marked as Exhibit No. 23b of the record.
- b. Traffic patterns on the site shall conform with the patterns illustrated on the plans marked as Exhibit No. 21 of the record.
- c. The number of students shall not exceed 400.

VOTE: 4-0 (Carrie L. Thornhill, Lindsley Williams, William F. McIntosh and Charles R. Norris to grant; Douglas J. Patton not voting, not having heard the case).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER:

DEC 13 1983

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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